| 083.0 | 0003 | 0004.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 691,000 / 691,000 |
| | | | | | USE VALUE: | 691,000 / 691,000 |
| | | | | | ASSESSED: | 691,000 / 691,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 94 | | ALPINE ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MAZUR STEPHEN |
| Owner 2: | POTASH NAOMI E |
| Owner 3: | |
| Street 1: | 94 ALPINE ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | BROOKS JON M---ETAL - |
| Owner 2: | BROOKS PAULA M JACOBS - |
| Street 1: | 94 ALPINE ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Aluminum Exterior and 1902 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4500.000 | 302,500 | | 388,500 | 691,000 |
| Total Card | 0.103 | 302,500 | | 388,500 | 691,000 |
| Total Parcel | 0.103 | 302,500 | | 388,500 | 691,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.30 /Parcel: 363.30

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 51972

**GIS Ref**

**GIS Ref**

**Insp Date** 10/19/18

!6766!

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 083.0-0003-0004.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 302,500 | 0 | 4,500. | 388,500 | 691,000 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 293,700 | 0 | 4,500. | 388,500 | 682,200 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 293,800 | 0 | 4,500. | 388,500 | 682,300 | 682,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 227,000 | 0 | 4,500. | 383,000 | 610,000 | 610,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 227,000 | 0 | 4,500. | 294,100 | 521,100 | 521,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 227,000 | 0 | 4,500. | 277,500 | 504,500 | 504,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 227,000 | 0 | 4,500. | 255,300 | 482,300 | 482,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 221,600 | 0 | 4,500. | 238,700 | 460,300 | 460,300 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 04:27:23 |

**LAST REV**

| Date | Time |
|---|---|
| 11/12/20 | 14:48:13 |
| danam | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6766

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BROOKS JON M--- | 1323-110 | | 7/21/2006 | | 457,000 | No | No | | |
| | 857-93 | | 12/20/1974 | | 33,500 | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 51972 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/22/2020 | 1126 | Siding | 40,000 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/19/2018 | MEAS&NOTICE | HS | Hanne S |
| 2/25/2009 | Measured | 189 | PATRIOT |
| 11/20/2006 | MLS | MM | Mary M |
| 3/8/2000 | Inspected | 264 | PATRIOT |
| 1/14/2000 | Mailer Sent | | |
| 1/14/2000 | Measured | 163 | PATRIOT |
| 8/5/1993 | | TH | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4500 | | Sq. Ft. | Site | | 0 | 70. | 1.23 | 6 | | | | | | | | | 388,499 | | | | | | 388,500 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.10331 | Total SF/SM: | 4500 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 388,499 | Spl Credit | | Total: | 388,500 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 3 - Aluminum | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1920 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 5 - Lino/Vinyl | 20 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | Yes | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.30055761 |
| Const Adj.: | 0.99396008 |
| Adj $ / SQ: | 174.515 |
| Other Features: | 82520 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 438396 |
| Depreciation: | 135903 |
| Depreciated Total: | 302493 |

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

Totals | RMs: 8 | BRs: 3 | Baths: 2 | HB

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | |
| Totals | | | |
| 1 | 8 | 3 | |

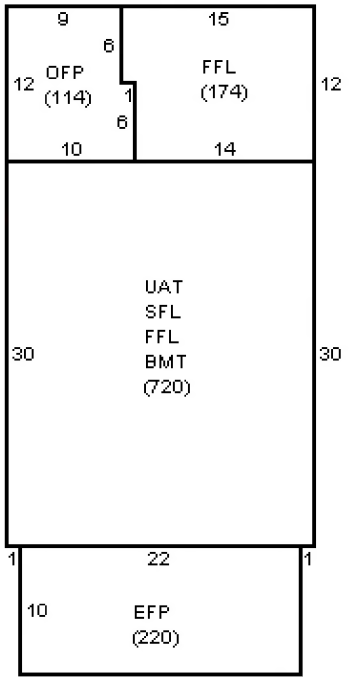
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 174.51 |
| Special Features: | 0 | Val/Su Net: | 106.21 |
| Final Total: | 302500 | Val/Su SzAd | 187.42 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 894 | 174.510 | 156,016 |
| BMT | Basement | 720 | 60.860 | 43,821 |
| SFL | Second Floor | 720 | 174.510 | 125,651 |
| EFP | Enclos Porch | 220 | 39.360 | 8,659 |
| UAT | Upper Attic | 180 | 101.220 | 18,219 |
| OFP | Open Porch | 114 | 30.790 | 3,510 |
| | Net Sketched Area: | 2,848 | Total: | 355,876 |
| Size Ad | 1614 | Gross Area | 3388 | FinArea 1902 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 25 | A | |
| UAT | 100 | FLA | 60 | | |

## MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

More: N | Total Yard Items: | Total Special Featues: | Total:

## PARCEL ID

083.0-0003-0004.0

## IMAGE

AssessPro Patriot Properties, Inc